

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR MARCH 19, 2008, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Chair Burch.

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, Len Pacheco, Phil Micciche and Joanne Talesfore

Staff Present: Sandy Bailly, Associate Planner

ITEM 1: **Welcome New Planning Commissioner Representative**

The Committee welcomed back Joanne Talesfore to the Committee.

ITEM 2: **46/48 BROADWAY**

The Committee reconsidered a request of exterior alterations to a two family residence in the Broadway Historic District. Pacheco moved to approve the application subject to the following conditions:

1. Change the proposed windows from a three over one to a one over one window except for the two existing large plate glass windows which can remain.
2. Eliminate the proposed belly band at the front elevation and add a belly band on the left elevation which ties into the overhang to break up the mass.

Micciche seconded, motion passed unanimously. Appeal rights were cited. The Committee requested that the applicant consider extending the floor of the entry porch, add a wrought iron baluster and/or add landscaping to enhance the entry way. If the applicant files an application to eliminate the second dwelling unit, the Committee commented that they were in favor of this request since they believed that a single residential unit would preserve the character of the neighborhood.

ITEM 3: **222 UNIVERSITY AVENUE**

The Committee considered a request to demolish a single family residence and to construct a new residence in the University/Edelen Historic District. Burch moved to continue the matter with the following directions:

1. The consensus of the Committee is that a demolition will be recommended for approval when the application is ready for action by the Committee.
2. Reduce the house height but ensure that the roof pitch is sympathetic to a craftsman style house. Strive for a three foot height reduction as discussed by the applicant.
3. The doors at the rear shall be French doors.
4. Look at shingle and board siding or other historic siding combination. Provide photographs to justify siding proposed.
5. Look at incorporating dormer style elements.

Pacheco seconded, motion passed unanimously.

ITEM 4: **57 FAIRVIEW PLAZA**

The Committee considered a request to modify windows on a single family residence in the Fairview Plaza Historic District. Talesfore moved to approve the application subject to the following conditions:

1. The windows in the gables at the rear and side elevations shall be arched.
2. The window at the front elevation shall be changed to a two side by side window to match the existing window.
3. The windows can be clad to be consistent with the windows to remain.

Micciche seconded, motion passed unanimously.

Talesfore left the meeting.

ITEM 5: **113 EDELEN AVENUE**

The Committee considered a request for exterior window and door changes to a single family residence in the University/Edelen Historic District. The Committee continued the matter to a special meeting to allow the applicant time to provide elevations which clearly show the changes proposed.

ITEM 6: **142 JOHNSON AVENUE**

The Committee considered a request to add onto a pre-1941 single family residence. Pacheco moved to recommend approval of the application in terms of architecture only, subject to the following conditions:

1. Increase the windows at the west and north elevations with multi-light windows so that the enclosure better resembles an enclosed porch.
2. A lock rail is recommended for the rear door.
3. The porch railing shall match the railing existing on the second floor.

Cowan seconded, motion passed unanimously.

ITEM 7: **OTHER BUSINESS**

- a. 417/421 Monterey Avenue – The Committee considered preliminary plans to add onto a pre-1941 residence. It was recommended that the applicant first meet with staff since there were numerous questions that needed to be resolved prior to considering any request.
- b. 369 Johnson Avenue – The Committee consider revised preliminary plans for a demolition or an addition. The Committee stated that they would need a structural report to assist them in making a determination on whether or not a demolition could be justified.
- c. 302 Almendra Avenue – The Committee considered preliminary plans for exterior modifications. The Committee stated that the proposal was acceptable and that the applicant should proceed in filing an application.
- d. 514 San Benito Avenue – The Committee considered preliminary plans for a demolition. Based on the documents provided, the Committee stated that they felt they could support a demolition request.
- e. Residential Design Guidelines/Zoning Ordinance Amendments – Baily discussed the matter before the Committee and clarified the current and proposed review process for applications. The Committee reviewed their past memos and minutes and confirmed that the proposed ordinance amendments presented to the Planning Commission had been reviewed by them and forwarded to the Commission with a recommendation for adoption. Discussion ensued on whether or not any changes should be made to their recommendation. The Committee focused their discussion on the section dealing with additions to the first floor. A compromise was reached that the section should be changed as follows (new wording in italics):

Additions to the first floor of a residence (*excluding additions not visible from the street that do not exceed 20%-15% of the existing floor area of the house*)

(excluding cellars) or 500 400 square feet of gross floor area, whichever is less).

Staff will amend the Draft Zoning Ordinance Amendment for the Committee to review at the special meeting. Burch requested that the Committee look at different scenarios regarding the proposed changes to discuss at the special meeting.

- f. Appointment of new Chair and Vice Chair – Continued to the next meeting.

ITEM 8: **STATUS OF PREVIOUS APPLICATIONS**

Handled under other business, Item 7e.

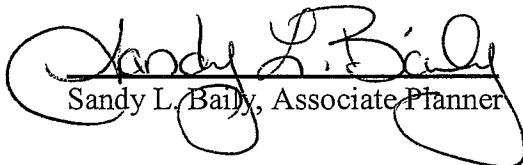
ITEM 9: **APPROVAL OF MINUTES**

The minutes from the meeting of February 20, 2008 were approved.

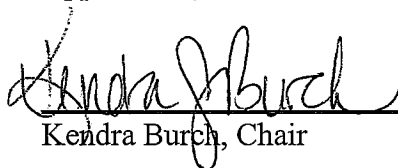
ITEM 10: **ADJOURNMENT**

The meeting was adjourned at 9:15 P.M. to a special meeting of April 2, 2008.

Prepared by:


Sandy L. Baily, Associate Planner

Approved by:


Kendra Burch, Chair

N:\DEV\HPCminutes\2008\3-19-08.doc